

Minutes of the 30 April 2012
Meeting of the Yancey County Board of Commissioners
Held at 9:00 o'clock a.m. in the Commissioner's Meeting Room
Yancey County Courthouse, Burnsville, North Carolina

Present for the special meeting of the Yancey County Board of County Commissioners were Chairman Johnny Riddle, Member Jill Austin, Member Marvin Holland, Member Michele Presnell, County Manager and Assistant Clerk to the Board Nathan Bennett, County Planner Jamie McMahan, Finance Director Lynne Hensley, Chairman of the Committee on Aging Bryan Peterson, Director of the Yancey County Senior Center Vivian Hollifield.

Call to Order and Approval of the Agenda

Chairman Riddle called the meeting to order and asked for a motion to approve the agenda. Commissioner Presnell made a motion to approve the agenda and it was seconded by Commissioner Holland. The vote to approve was unanimous. (Attachment A).

Community Development Block Grant N.C. Catalyst Program

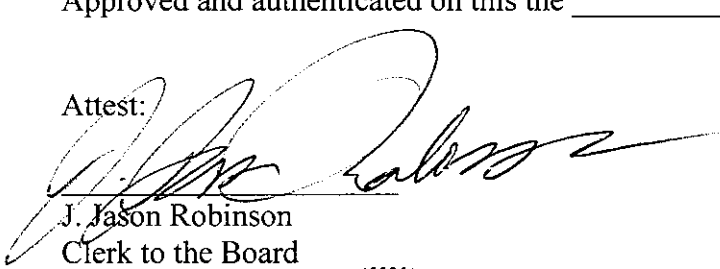
The Board first heard from County Planner Jamie McMahan about the N.C. Catalyst Program. Mr. McMahan reminded the Board that this is a \$500,000 grant that requires no matching funds and is to be used for public facilities. The current Yancey County Senior Center facility is out of date and dilapidated. The new facility will be located at the medical campus along the health department. Upon hearing from Mr. McMahan, Chairman Riddle opened the public hearing to solicit comments on the CDBG proposal. The first person to speak was Mr. Bryan Peterson, Chairman of the Yancey Committee on Aging. Mr. Peterson spoke very positively about the grant and the possibility of moving the project forward. He wished to thank everyone for their work and help with the project. The next person to speak before the Board was Senior Center Director Vivian Hollifield. She relayed the dangers of the current center to everyone with the road crossing and the shape of the building. She would like to thank everyone for their support and that the Senior Center staff has been working with Region D to identify funding streams for the new facility. Having no further comments from the public, Commissioner Austin made a motion to close the public hearing and the motion was seconded by Commissioner Holland. The vote to approve was unanimous. Upon conclusion of the public hearing Commissioner Holland made a motion to authorize submission of the CDBG application for the new senior center project and authorize county manager, staff, and chairman of the board to execute any and all documents related thereto. The motion was seconded by Commissioner Austin and the vote to approve was unanimous. (Attachment B)

Adjournment

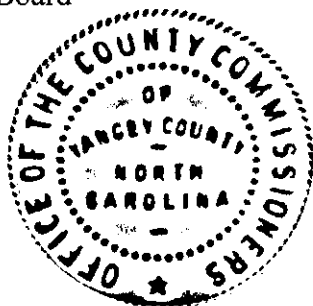
Having no further business Commissioner Presnell made a motion to adjourn. The motion was seconded by Commissioner Holland and the vote to adjourn was unanimous.

Approved and authenticated on this the _____ 1st _____ day of May 2012.

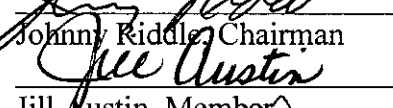
Attest:


J. Jason Robinson
Clerk to the Board

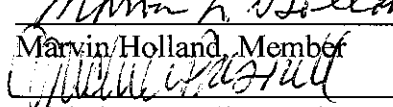
(county seal)




Johnny Riddle, Chairman

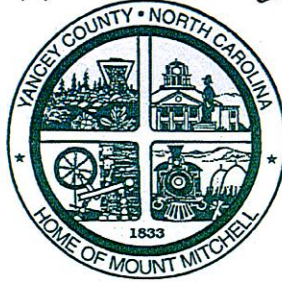

Jill Austin, Member


Marvin Holland, Member


Michele Presnell, Member

Attachment A

COUNTY MANAGER
Nathan Bennett



COMMISSIONERS
Jill Austin
Dale England
Marvin Holland
Michele Presnell
Johnny Riddle

YANCEY COUNTY

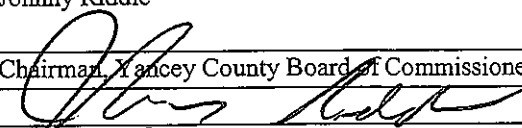
110 Town Square, Room 11 • Burnsville, North Carolina 28714
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AGENDA
YANCEY COUNTY BOARD OF COMMISSIONERS
SPECIAL MEETING
April 30, 2012
9:00 A.M.

- I. Call to Order – Chairman Johnny Riddle
- II. Approval of the Agenda
- III. Community Development Block Grant – N.C. Catalyst Program – Jamie McMahan, County Planner
 - a. N.C. Catalyst Program – Yancey County Senior Citizen Center Project
 - b. **PUBLIC HEARING** – N.C. Catalyst Program
 - c. Authorization to Submit Application
- IV. Adjourn

Attachment B

APPLICATION SUMMARY for NC CATALYST PROGRAM

1. Applicant's name		Yancey County	2. Date April 23, 2012
a. Mailing Address		110 Town Square, Room 11	<input checked="" type="checkbox"/> Original, dated: April 23, 2012 <input type="checkbox"/> Amendment, dated:
b. City and Zip Code		Burnsville 28714	
c. County		Yancey	
d. Contact Person		Nathan Bennett, County Manager	
e. Telephone Number		828-682-3971	
f. Fax Number		828-682-4301	
g. e-mail address		Nathan.bennett@yanceycountync.gov	
h. DUNS Number		029281094	
3. Preparer's Name		Mr. Kelly Coffey	c. Telephone Number
a. Firm's Name		High Country Council of Governments	828-265-5434 x114
b. Mailing Address		468 New Market Blvd	
c. City and Zip Code		Boone 28607	f. Fax Number
d. e-mail address		kcoffey@regiond.org	828-265-5439
4. Developer's Name		not applicable	c. Telephone Number
a. Mailing Address			
b. City and Zip Code			a. Fax Number
5. Development Name			
a. Street Address			
b. City and Zip Code			
c. Ownership Entity			
6. Program Category	7. Project Number	8. Project Name	9. CDBG Funds Requested
C	1	Yancey County Senior Center	\$500,000
10. Certification by the Chief Elected Official a) I certify that to the best of my knowledge and belief: (1) Data in this application is true and correct, (2) Opportunities have been provided for citizen participation and access to information concerning the proposed activities, (3) This document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached certifications and state standards if the assistance is approved. b) I acknowledge that, if funded, this application is part of the Grant Agreement.			
c) Typed Name of Chief Elected Official		Johnny Riddle	
d) Typed Title		Chairman, Yancey County Board of Commissioners	
e) Signature			
f) Typed Date		April 30, 2012	
For CI Use Only Date Received:		Application Number:	

☐ Housing: Activities: Rehabilitation, Acquisition, Relocation, Clearance,

Substantial Rehabilitation, Reconstruction, Temporary Relocation, and
Emergency Repairs.

☒ Special Projects Public Facilities: Activities include: Shelters for Victims

of Domestic Violence or Homeless, Transitional Housing Facilities/Housing for
the Homeless, Senior Centers, Community/Neighborhood/Recreation

Note: *Public Facilities are required to be owned by the local unit of government. However, Non-profits may also own and operate the building provided that the building is open to the general public. Also, the local government will need to have lien on the property and Legally Binding Commitment which includes the applicable contract provisions.*

CDBG NC CATALYST PROJECT DESCRIPTION FORM

The project description must contain the following information and should answer the following questions.

Limit total responses to 4 pages.

Project Title Yancey County Senior Center

Project Overview

The applicant must provide a brief summary of the proposed project.

1. What are the community development needs? Include a description of the housing and infrastructure needs of the lead applicant and Council of Government (COG) region. **see narrative below**
2. What is the proposed scope of this project? **see narrative below**
3. What livability principles are proposed to be addressed in the application? **see narrative below**
4. How will this be done? **see narrative below**

Community Development Needs

The enclosed Yancey County Community Development Plan describes the housing and infrastructure needs of the county. The plan describes the scarcity of affordable home and rental housing, resulting in many low-moderate income elderly residents living with family members. The proposed project will help alleviate some of the difficulties associated with such living arrangements. The plan concludes, "Yancey County would like to focus their community development efforts on the low and moderate income residents of the county, with an emphasis on the elderly and disabled." The new Yancey County Senior Center, which will also house an adult daycare for the disabled, will directly address this focus.

Project Description & Location

The Yancey County Senior Center and its programs are housed in a cramped, dilapidated building built in 1935, which fails to meet building and safety codes. It lacks adequate space for growing programs and services required by an expanding elderly population. Therefore, Yancey County and the Yancey County Committee on Aging are planning the construction of a new 10,300 square foot senior center and adult day care. The building will consist of the following:

- Entry- expansive covered area for weather-protected arrival & departure; lobby & reception area; handicap-accessible restrooms
- Multi-Purpose Room- folding partition for more than one group; performance stage; seats over 110, 80 for meals
- Commercial Kitchen- for congregate and home-delivered meals
- Reading Room- computer area; fireplace; billiards
- Two Classrooms- including storage areas
- Adult Daycare- separate covered entry; multi-purpose group room; quiet room; treatment room; kitchenette; laundry facilities
- Outdoor Spaces- front & rear porches; garden

The project will be located at a site with an existing low-income housing development, and several community/public facilities including Mayland Community College, Blue Ridge Medical Center, the county emergency medical service, Graham's Children Health Service, housing for special needs adults, and the county's Toe River Health District clinic. In addition, the county high school is located across the highway from this public campus. Several of these facilities are complementary to the proposed senior center, and therefore this location will aid in transportation coordination and help minimize trips for many users.

Readiness to Proceed

Project planners expect to begin the construction process in November 2012 and complete the project no later than November 2014. An architectural rendering has been completed (enclosed), a budget developed, and the land

acquired. Grant funding is being sought and much needed (described elsewhere), but a USDA-RD loan will cover any shortfalls in other funding sources. Therefore no significant obstacles are preventing the project from proceeding.

Livability Principles

Enhance economic competitiveness

Support existing communities

Coordinate & leverage investment

Senior Centers play a vital role in communities by providing older adults with easy access to many services that enable them to live at home and remain self-sufficient. Consequently, communities benefit from having fewer dependent citizens. The workforce is stronger and more productive when workers are not burdened with the care of an elderly relative, and seniors are able to contribute to the community economically, socially, and culturally. By enabling healthy seniors who continue to live in their home communities, the project will maintain and strengthen existing communities with critical social infrastructure.

The Yancey County Senior Center provides direct services or assistance in gaining access to a wide variety of activities and services, which fall into two categories: 1) one-on-one (individual services) or 2) group services. Activities and services are provided daily, weekly, or monthly; and some as special events. The staff makes a special effort to reach the vulnerable and underserved segments of the population. Also, the Center is working to attract seniors who are still employed by offering evening and weekend activities.

Examples of individual services provided by the Center include:

health screening	insurance and Medicare counseling
prescription drug counseling	tax preparation
information and assistance to services/resources	transportation
home-delivered meals	in-home aide services
volunteer opportunities	nutrition counseling
exercise programs	legal assistance
advocacy opportunities	respite for caregivers

Examples of group activities or services provided by the Center include:

congregate nutrition program	cultural events
art/craft classes	health and wellness activities
evidence-based health promotion programs	retirement planning
end of life planning	support groups
recreational trips and tours	volunteer opportunities
advocacy opportunities	educational seminars on various topics
educational tours/trips	
Heritage Adult Day Retreat (an adult day health care center)	

In addition to these services provided directly, the Senior Center also helps participants gain access to services provided by other agencies and vice-versa.

Financial Need

In order to be accessible to the population it serves, senior centers are usually established geographically in every county, with a local committee on aging formed to oversee the center. Local aging services are funded from federal, state, local, and private sources. Unlike schools and other local public buildings, county governments have no direct obligation to provide a structure for a senior center, though most counties work with local aging committees to provide appropriate space. Therefore, there is no standard model for funding a senior center building. Financing can be a highly variable mix of local funds, grants, and loans (which also describes a typical senior center's operational budget). Consequently, this application is one aspect of the typical process of compiling a variety of funds to make the project work. The Yancey Committee on Aging, Inc. is in the process of applying for a USDA-RD loan that will

finance most of the project. This loan will be repaid from the nonprofit's operational budget and usual funding sources, meaning that the Committee needs to reduce the amount of the loan with grants as much as possible in order to continue to provide an acceptable level of services. Yancey County government has helped fund the project by contributing the land for the new senior center (a \$47,400 value), as well as a considerable amount of staff time to the project, now and when construction begins. As a result, a cash contribution by the County is not feasible, especially considering that the County's fund balance for the past year was 2%, compared to 28% for other counties in its population group and a 23% average for all counties statewide.

Partners

1. Who are the project partners and explain the significance of the project partners and how their involvement will bolster the success of the project. see narrative below
2. What will be the level of effort and cost of these services? Include local match and in-kind services in the description. A match is not required under this program but it will be favorably considered during the evaluation process. **NOTE: Be sure the costs that are discussed here align with the proposed budget submitted with this application.**

The project is a partnership between the Yancey County government and the Yancey County Committee on Aging, Inc. The County has provided the land for the new senior center (now owned by the Committee on Aging), and is acting as the catalyst for the project, including being the fiduciary agent for grant funds as necessary. County Manager Nathan Bennett and County Planner Jamie McMahan will be the project managers, overseeing procurement and construction of the senior center. Project planning has been primarily the responsibility of the Committee on Aging, with assistance from Anita Davie, the region's Area Agency on Aging Director, and Rick Herndon, High Country Council of Governments' executive director. Senior Center director Vivian Hollifield will assist the County officials with project implementation and management as needed. Michelle Ball with High Country Council of Governments will be administering CDBG grant funds. When construction is completed, the new senior center will operated as before by the Committee on Aging, with director Vivian Hollifield.

The total project cost of \$2.0 million will be funded with \$260,000 from the Yancey County Committee on Aging, Inc.(confirmed), \$300,000 from the Appalachian Regional Commission (pending), \$500,000 CDBG (this application), and a \$940,000 loan from U.S. Dept of Agriculture- Rural Development (eligibility approved, application in process). Other funding sources are being considered in order to reduce the amount of the loan (see previous question). The loan is being structured for up to \$2.0 million as a fall-back measure in the event that one or more of the grant applications is denied.

Yancey County government donated the land for the project, with a value of \$47,400 (not part of the total project cost). In addition, the County has been and will be providing the Committee on Aging a considerable amount of in-kind staff time for planning and project management. High Country Council of Governments in-kind staff time for project planning has been significant as well. In short, the total local cash, land, and in-kind contributions to the project total well over \$320,000.

Expected Results and Outcomes

1. What are project objectives and desired outcomes?
2. How does the project act as a catalyst to spur economic and community development growth?

Currently, over 400 Yancey County seniors annually participate in programs through the Yancey County Senior Center, with more expected in the near future as the county's elderly population grows. The project will enable the Senior Center to continue operations and provide services (described elsewhere in this application) to at least 400 older adults.

The benefit will be area-wide since the senior center is open to all senior adults in Yancey County over age 60. County income data narrowed to only residents over 60 years old is not available. Current senior center participants can be surveyed to determine specific income levels. However, countywide statistics indicate that a majority of

senior center users (and potential users) have low-moderate incomes. Of all households in the county, 42% are below the low-moderate income threshold, implying a much higher percentage of LMI if the households were narrowed to only those over 60 years old. The mean Social Security income (2000 Census) is \$9,998, with 35% of all households in the county receiving Social Security income. The poverty rate for persons over 60 years old is 15.4%. The National Council on Aging reports that, nationwide, senior center participants have lower income levels than their peers who are not users.

A senior center is a gateway to a wide variety of services, provided by both the senior center and other agencies, which help older adults stay independent and productive. The National Council on Aging says, "Research shows that older adults who participate in senior center programs can learn to manage and delay the onset of chronic disease, and experience measurable improvements in their physical, social, spiritual, emotional, mental, and economic well-being."

Senior Centers play a vital role in communities by providing older adults with easy access to many services that enable them to live at home and remain independent. Consequently, communities benefit from having fewer dependent citizens. The workforce is stronger and more productive when workers are not burdened with the care of an elderly relative, and seniors are able to contribute to the community economically, socially, and culturally.

The senior center provides a wide range of services to a major population segment that is, in varying degrees, dependent on working-age caregivers. These services enable the caregivers to stay employed and minimize work disruptions. With the projected increase in the senior population, such services will be even more critical to a well-functioning local economy. Care for the elderly, among other social services, is an important component in a community's social infrastructure that helps ensure a productive workforce. Social infrastructure can be as critical to the economy as physical infrastructure. Communities are strengthened when seniors can remain in their homes and continue to contribute in various ways to their neighborhood.

Project Administration

1. What is the applicant's administrative capacity to manage the grant financially and to comply with CDBG program requirements?
2. What is the relationship between the applicant and other participants, other local governments, public and private sector organizations? Are they committed to the project? (include letters of support, as applicable).
3. Who will oversee and coordinate the project and how will parties be selected to carry out funded work?

Like any county government, Yancey County has received numerous federal and state grants for many years, including CDBG grants in the Scattered Site Housing and Economic Development categories. Michelle Ball with High Country Council of Governments specializes in the administration of CDBG projects, and has administered such projects for Yancey County numerous times in a competent and expeditious manner. Other High Country COG staffs are available if needed to assist with any aspect of the project. The county manager and planner have years of local government experience.

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PROJECT BUDGET - Housing Development		Name of Applicant:	
		Yancey County	
1. CDBG Grant Amount Requested		\$500,000	
2. Other Funds		\$1,500,000	
3. Total Project Resources		\$2,000,000	
4. Activity	5. CDBG Costs	6. Other Costs	7. Total Project Costs
a. Acquisition			
b. Disposition			
c. Public facilities and improvements			
(1) Senior and handicapped centers	468,000	1,500,000	1,968,000
(2) Parks, playgrounds and recreation facilities			
(3) Neighborhood facilities			
(4) Solid waste disposal facilities			
(5) Fire protection and equipment			
(6) Parking facilities			
(7) Public utilities other than water and sewer			
(8) [Reserved]			
(9) Street improvements			
(10) Flood and drainage improvements			
(11) Pedestrian improvements			
(12) Other public facilities			
(13) Public sewer improvements			
(14) Public water improvements			
d. Clearance activities			
e. Public services			
f. Relocation assistance			
g. Construction, rehabilitation and preservation activities			
(1) Construction or rehabilitation of commercial and industrial buildings			
(2) Rehabilitation of privately owned dwellings			
(3) Rehabilitation of publicly owned dwellings			
(4) Code enforcement			
(5) Historic preservation			
h. Development financing			
(1) Working capital			
(2) Machinery and equipment			
i. Removal of architectural barriers			
j. Other activities			
k. SUBTOTAL	\$468,000	\$	\$1,968,000
l. Planning (not to exceed \$7,000)	7,000		7,000
m. Administration (10% of grant minus planning)	25,000		25,000
n. TOTAL	\$500,000	\$	\$2,000,000